STAGS



# Sunset Cottage

# Sunset Cottage, Black Cross, Newquay, Cornwall, TR8 4LU







Porth Beach 2.5 miles Newquay 3 miles

## For sale by Public Online Auction – an end terrace period stone cottage for renovation and garden

- AUCTION GUIDE £125,000 TO £150,000
- Hall & 2 Reception Rooms
- Small Kitchen
- 2 Bedrooms & Bathroom
- For Updating and Modernisation
- Good Garden and Potential to Extend (stp)
- Some Infill Potential (stp)
- Freehold
- Council Tax Band A
- Wednesday 21st October 2026. End Bidding Time 4:30pm

## Auction Guide £137,500

### METHOD OF SALE
Sunset Cottage is offered for sale by Online Traditional Auction (unless sold prior). The auction end date and time with Bamboo Proptech is 4.30pm on Wednesday 21st October 2026. The Vendor reserves the right to alter the lot prior to the auction end date. The lot can be accessed via Stags' website - www.stags.co.uk on the auction page.

### SITUATION
Sunset Cottage is situated towards the edge of the hamlet of Blackcross about two miles south of St Columb Major and about a mile from a junction to the A30(T).

### DESCRIPTION
Sunset Cottage stands at the end of a terrace of houses in a south facing position overlooking its own garden. The existing accommodation, the layout of which is shown on the attached floor plan, is poorly presented and in need of complete updating and renovation.

On the ground floor is an enclosed Entrance Porch with triple aspect, Hallway, 2 front Reception Rooms and a small rear Kitchen. On the first floor off a small Landing is a good sized Main Bedroom, Bathroom and second Bedroom. In total, Sunset Cottage extends to about 780 sq ft.

Outside is a good sized, regular shaped and pleasant largely enclosed garden.

NB: It is considered that there is some potential to either extend the existing accommodation or perhaps to consider an infill residential building plot within the garden - subject to all necessary consents and approvals.

### SERVICES
The detail of services is unknown. It is presumed that mains water and electricity are connected and that there is a private drainage system. Reference is drawn to the South West Water Plc water and drainage search within the auction legal pack. None of the services have been checked or tested. Interested parties are advised to make their own enquiries and investigations as to the availability of services.

### VIEWING
Strictly and only by prior appointment with Stags' Truro office on 01872 264488. Please note that viewings will be at specified times.

### DIRECTIONS
From Highgate Hill on the A30, take the A39 towards Newquay. Drive down the dual carriageway and at the roundabout take the 4th exit signposted towards Blackcross. Drive through the village and Sunset Cottage will be seen on the right-hand side, shortly before the no-through road sign.

### PROOF OF IDENTITY
Under Money Laundering Regulations 2007, it is a requirement of Estate Agents to perform due diligence checks to any person who intends to bid at auction. There is a requirement for all bidders to register via the online sale site and complete the ID checks. There is no charge for registration.

### BUYER'S AND ADMINISTRATIVE FEES
The successful purchaser(s) will be liable to pay the Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction.

Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.)

Additional Administration Fee - £1,200 inc VAT.

### DEPOSIT PAID
Where stated on the property listing, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the preauthorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

### AUCTION LEGAL PACK
A copy of the legal pack and Special Conditions of Sale are available online to be downloaded, via the tab on the Online Auction Property Listing page. Prospective bidders will need to register with Bamboo Proptech Online Platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective bidders are strongly advised to inspect the legal pack which may/will contain material information regarding the property and to consult legal advice prior to bidding.

### SOLICITOR
Pullen Davies Solicitors, 6 Vicarage Rd, St Agnes TR5 0TJ. FAO: Ms S Tellam. Telephone: 01872 553131 . Email: stephanie@pullendaviessolicitors.co.uk

### COMPLETION DATE AND SOLD AS SEEN
The completion date will be dictated by the auction legal pack and Sunset Cottage will be sold as seen. Freehold with vacant possession.

### DEFINITION OF AUCTION GUIDE AND RESERVE PRICE
Guide Price is an indication of the Seller's expectation. Reserve Price is a figure below which the auctioneer cannot sell the lot at auction. We expect the Reserve Price to be set within the guide range. Guide Prices may change at any time prior to the auction.

### SPECIAL CONDITIONS OF SALE
Particulars, remarks and stipulations contained herein shall be deemed to form part of the Special Conditions of Sale/Auction Information Pack and in case of any inconsistencies, the provisions of the latter shall prevail. Special Conditions of Sale/Auction Information Pack is available online. It is assumed that the purchaser will have made all necessary enquiries prior to the auction.

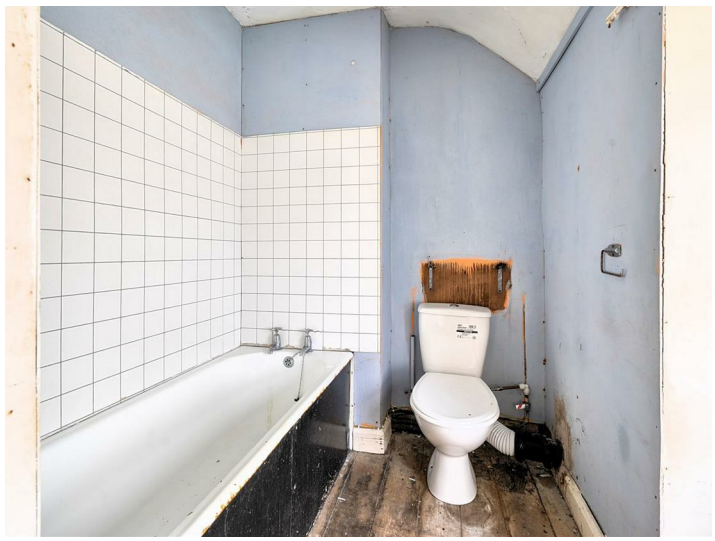
### ACCESS THE ONLINE AUCTION
Interested parties are invited to visit www.stags.co.uk homepage. Click on "auctions" and then "online property" and "land auctions" and then register directly with Bamboo Auctions to gain access to the auction legal pack and bidding facilities.





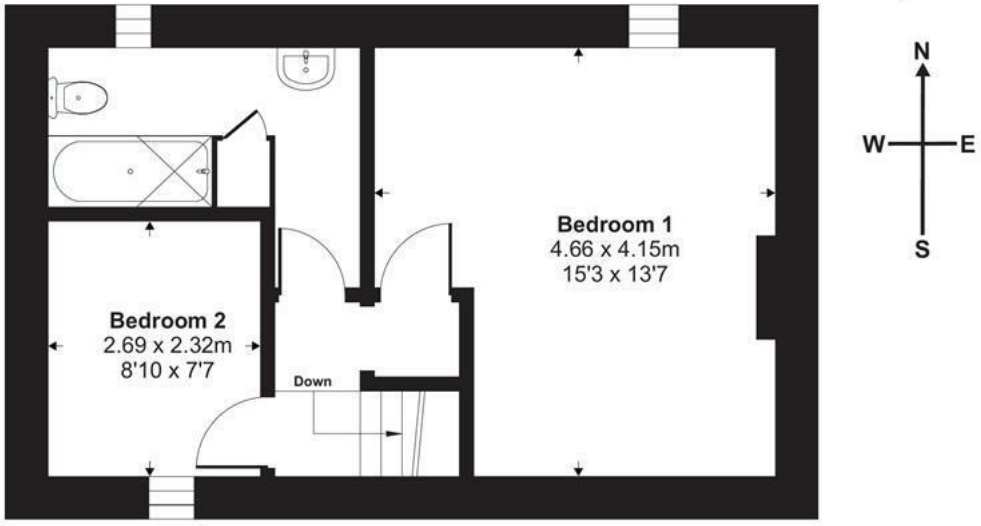




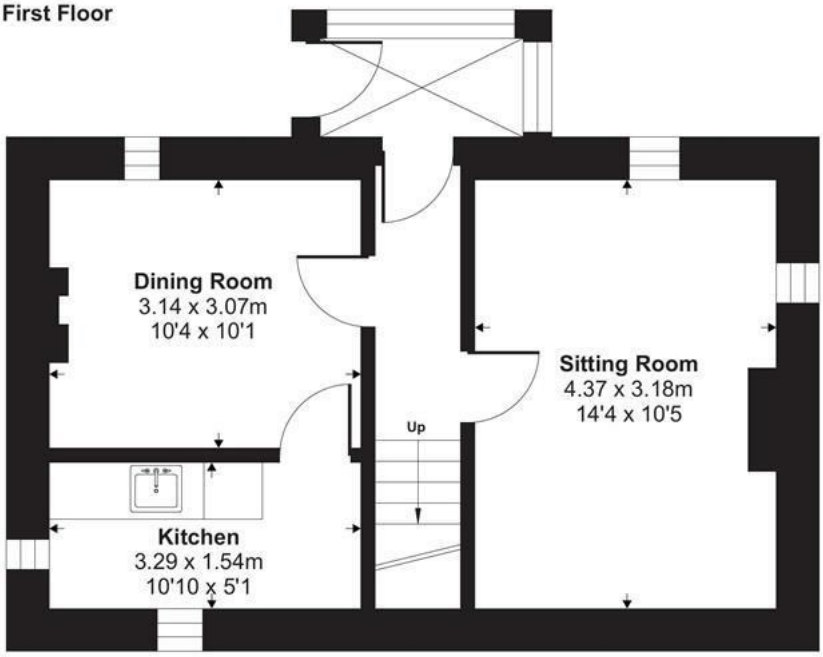


Approximate Area = 780 sq ft / 72.4 sq m

For identification only - Not to scale




First Floor

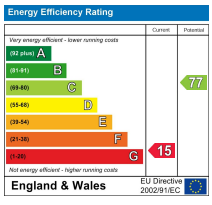



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1500342

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS




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